



City of Harrisonburg, Virginia

Planning Commission Meeting

August 12, 2009

7:00 p.m.

Regular Meeting
409 South Main Street

- 1) **Call to order, roll call, determination of quorum, and review/approval of minutes from the July 8, 2009 regular meeting.**

- 2) **New Business**

Preliminary Plat – Leray Circle Commercial Park

Consider a request from Kevin Leigh and Avra Kaslow-Leigh to preliminarily subdivide a 4.15 +/- acre parcel from a larger 17.19 +/- acre parcel. The property is zoned, M-1, General Industrial District and is located along Leray Circle and can be found on tax map 105-C-7.

MTC Parking Plan Modification

Consider a request from Massanutten Technical Center to modify their parking plan as required by Section 10-3-25 (15) of the Zoning Ordinance. The property, zoned M-1, General Industrial District, is located at 325 Pleasant Valley Road and can be found on tax map 102-B-2.

- 3) **Unfinished Business**

- 4) **Public Input**

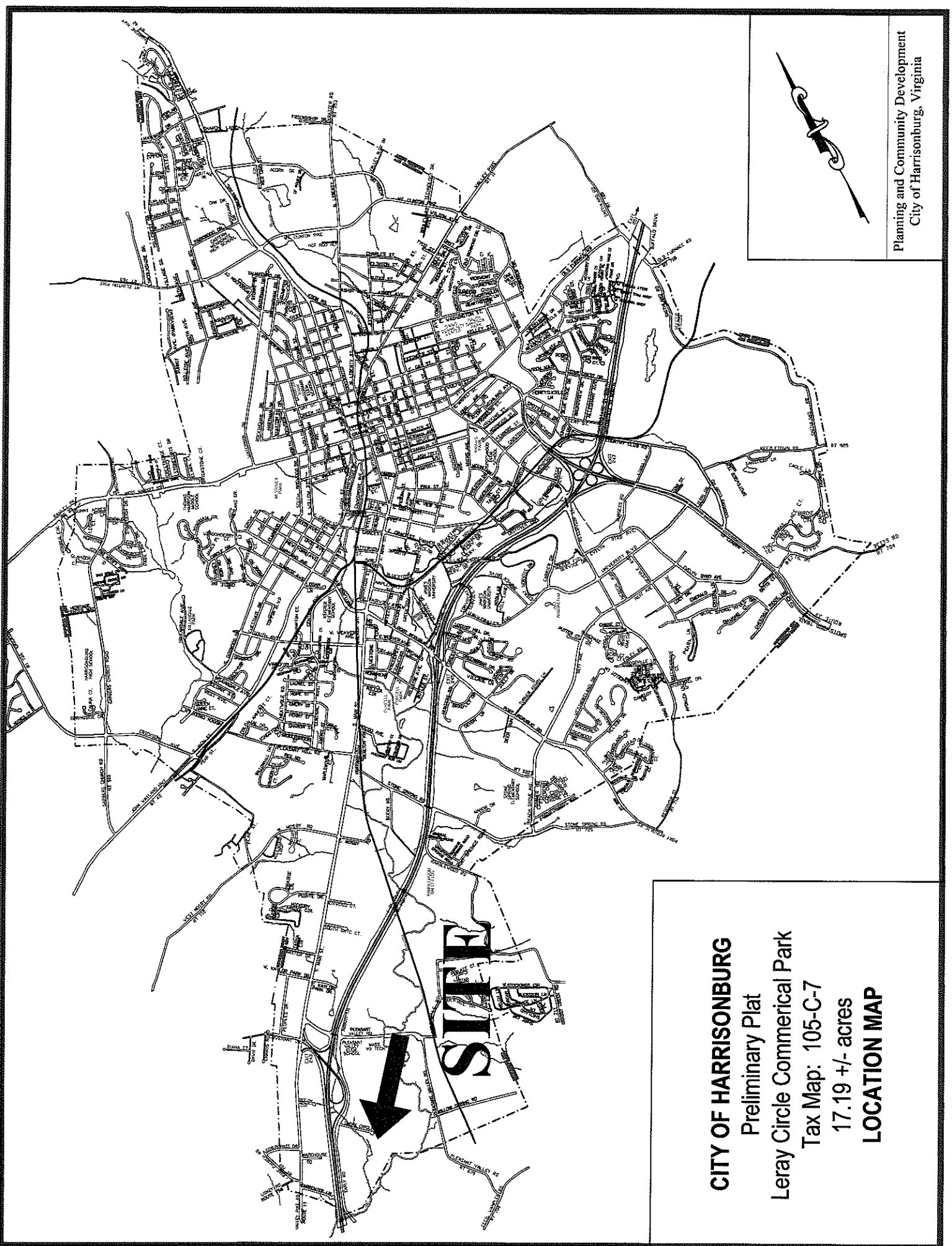
- 5) **Report of secretary and committees**

Proactive Zoning

- 6) **Other Matters**

- 7) **Adjournment**

Staff will be available Tuesday September 8, 2009 at 2:30 p.m. for those interested in going on a field trip to view the sites for the September 9, 2009 agenda.



CITY OF HARRISONBURG

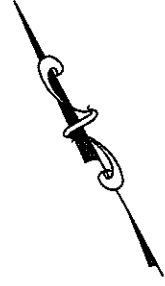
Preliminary Plat

Leray Circle Commerical Park

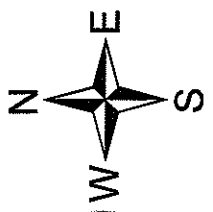
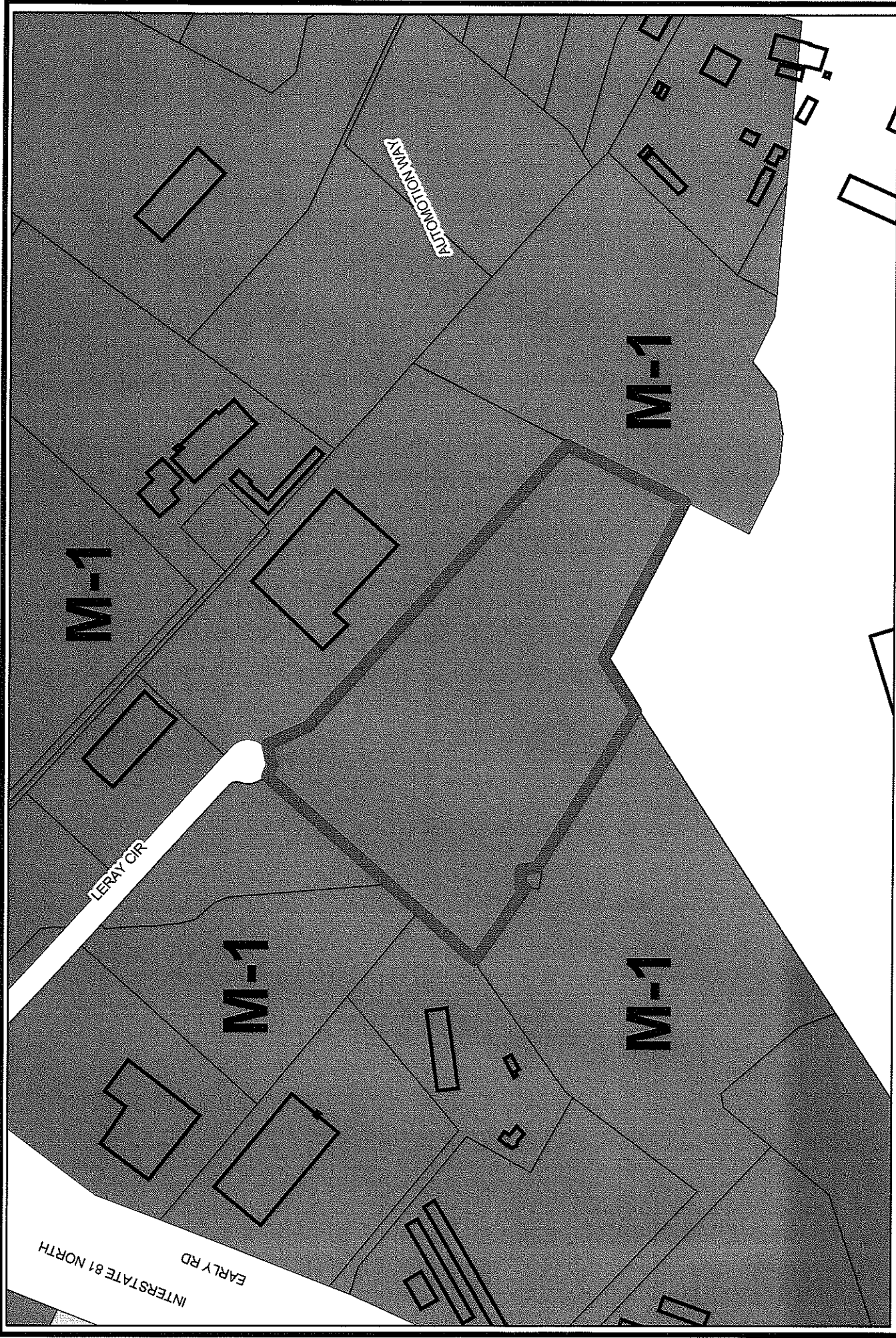
Tax Map: 105-C-7

17.19 +/- acres

LOCATION MAP



Planning and Community Development
City of Harrisonburg, Virginia



Preliminary Plat Leray Circle Commercial Park



City of Harrisonburg, Virginia

DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT

STAFF REPORT

August 12, 2009

PRELIMINARY PLAT – LERAY CIRCLE COMMERCIAL PARK

GENERAL INFORMATION

Applicant: Kevin Leigh and Avra Kaslow-Leigh with representative Blackwell Engineering
Tax Map: 105-C-7
Acreage: 17.19 +/- acres
Location: 141 LeRay Circle
Request: Consider a request to preliminarily subdivide an M-1, General Industrial district lot into two lots.

LAND USE, ZONING, AND SITE CHARACTERISTICS

The Comprehensive Plan designates this area as General Industrial. This designation states that these areas are composed of land and structures used for light and general manufacturing, wholesaling, warehousing, high-technology, research and development, and related activities.

The following land uses are located on and adjacent to the property:

Site: Industrial uses, zoned M-1
North: Industrial uses, zoned M-1
East: Vacant property, zoned M-1
South: Vacant property, zoned M-1 and Rockingham County property, zoned M-1
West: Vacant property, zoned M-1

EVAULATION

The applicant is requesting to preliminarily subdivide a 17.19-acre parcel into two lots; a 4.15 +/- acre parcel and a 13 +/- acre parcel. The property is located in the southern portion of the city with frontage along LeRay Circle and is zoned M-1, General Industrial District.

The division is considered a major subdivision as the original tract of land is larger than 5 acres; therefore, the subdivision exceeds the requirements for administrative review and must be reviewed by Planning Commission. The subdivision requires no variances, therefore approval from Planning Commission would endorse the subdivision and allow the applicant to submit a final plat and continue to subdivide the parcel through an administrative review; no approval from City Council is required.

The illustrated frontage on LeRay Circle for the 4.15-acre parcel does not have enough width to permit the required commercial entrance; therefore, during the final plat review the applicant must establish a private access easement before staff can approve the division. The plat illustrates that a 60-foot access

and utility easement will be established. As always, during the final platting process, the applicant will be required to submit a deed of easement for the required public easements as shown on the plat.

As shown, the proposed division would conform to the Subdivision Ordinance; therefore staff recommends approval of the request.

Date Application Received: 07-07-09

Total Paid: \$170.00 AF

Application for Preliminary Subdivision Plat Approval

City of Harrisonburg, Virginia

Fee: w/o Variance Request \$150.00 plus \$10.00 per lot
Variance Request \$175.00 plus \$10.00 per lot Plus fees for TIA reviews where applicable (see back for details)

I, Kevin Leigh/Avra Kaslow-Leigh, hereby apply for preliminary subdivision plat approval for the following property located within the City of Harrisonburg:

Description of Property

Title of Subdivision: Leray Circle Commercial Park
Location (Street Address): 141 Leray Circle Sheet: 105 Block: C Lot: 7
Total Acreage: 17.19± Number of Lots Proposed: 2 Zoning Classification: M-1

Proposed Use of Property: Commercial Park

Property Owner's Name: LM Group LLC/Kevin Leigh
Street Address: 2470 Layman Trestle Road Email: _____
City: Harrisonburg State: VA Zip: 22802
Telephone: Work 540 434-4558 Fax _____ Mobile _____

Owner's Representative (if applicable): _____
Street Address: _____ Email: _____
City: _____ State: VA Zip: _____
Telephone: Work _____ Fax _____ Mobile _____

Developer: _____
Telephone: _____ Email: _____

Surveyor/Engineer: Blackwell Engineering/Ed Blackwell
Telephone: 540 432-9555 Email: ed@blackwellengineering.com

VARIANCES


NOTE: If a variance is requested, please provide the following information:

I (we) hereby apply for a variance from Section _____ of the City of Harrisonburg
Subdivision Ordinance and/or Section _____ of the City of Harrisonburg Design and
Construction Standards Manual, which require(s):

I (we) believe a variance should be granted based on the following "unnecessary hardship" which is peculiar to the property in question (See Section 10-2-2 of the Subdivision Ordinance):

The City of Harrisonburg's preliminary plat and subdivision requirements are in the code of the City of Harrisonburg, Subdivision Ordinance, Sections 10-2-1 through 10-2-86. Please read these requirements carefully.

Certification: *I have read the ordinance requirements. I also certify that the information contained herein is true and accurate.*

Signature:  Signature: _____
Property Owner Applicant, if different from owner

See Back for Additional Application Fees Regarding TIA Reviews

TIA Review Fees

- (a). Would the development from this preliminary plat require a Traffic Impact Analysis by VDOT?
Yes _____ No x

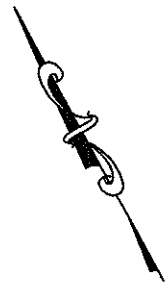
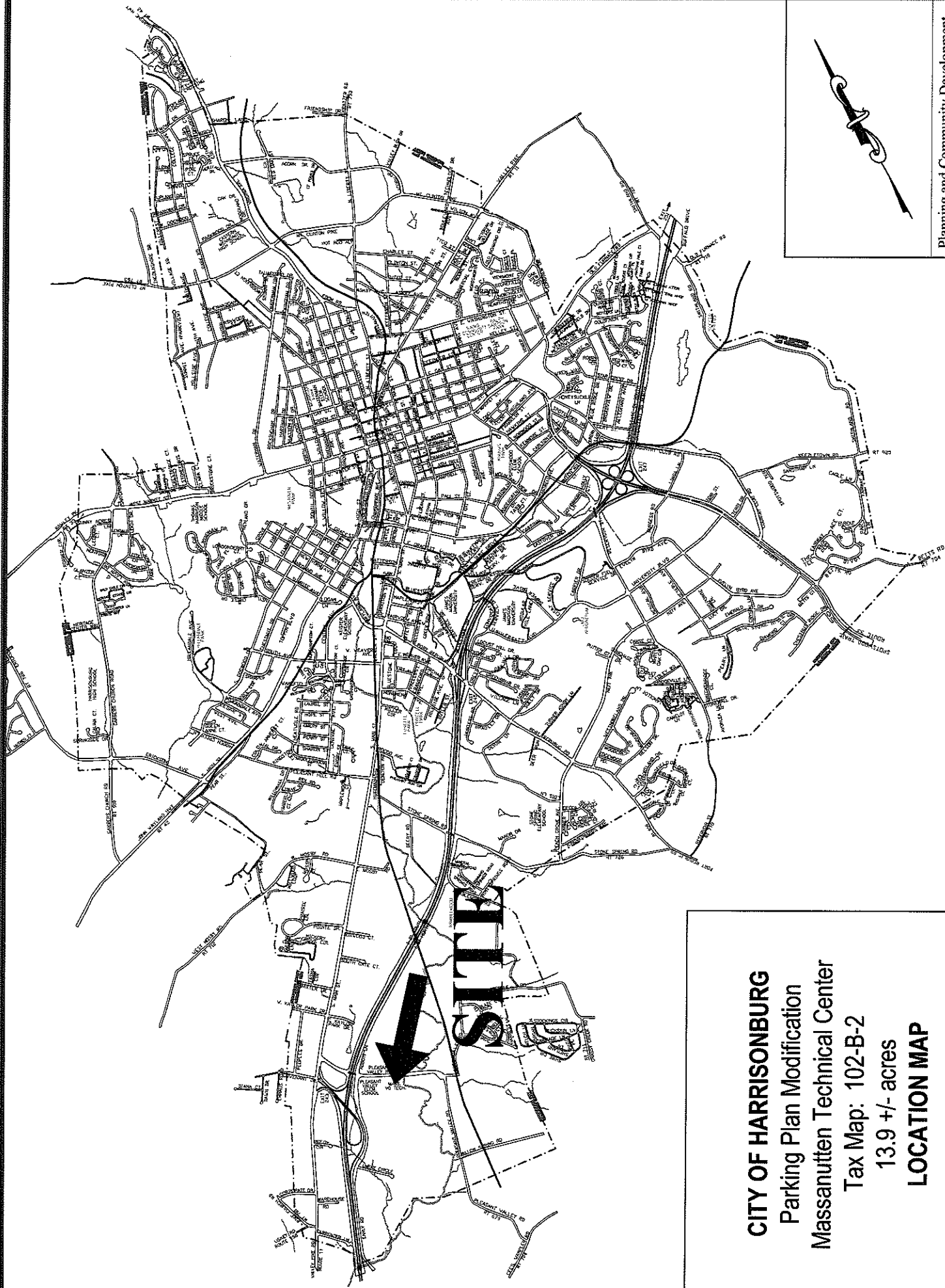
If yes, then fees must be made payable to VDOT to cover costs associated with the TIA review.

PLEASE NOTE – If a TIA is required, this application shall not be considered accepted until the TIA has been reviewed.

- (b). Would the development from this preliminary plat require a Traffic Impact Analysis review by the City?
Yes _____ No x

If yes, then an additional \$1,000.00 must be made payable to the City to cover costs associated with the TIA review.

PLEASE NOTE – If a TIA is required, this application shall not be considered accepted until the TIA has been reviewed.



Planning and Community Development
City of Harrisonburg, Virginia

CITY OF HARRISONBURG
Parking Plan Modification
Massanutten Technical Center
Tax Map: 102-B-2
13.9 +/- acres
LOCATION MAP

INTERSTATE 81 SOUTH
INTERSTATE 81 NORTH

EARLY RD

PLEASANT VALLEY RD

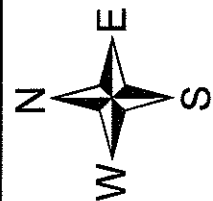
GREENDALE RD

M-1

M-1

M-1

M-1



MTC Parking Plan Modification



City of Harrisonburg, Virginia

DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT

STAFF REPORT

August 12, 2009

MASSANUTTEN TECHNICAL CENTER PARKING PLAN

GENERAL INFORMATION

Applicant: Massanutten Technical Center
Tax Map: 102-B-2
Acreage: 13.9 +/- acres
Location: 325 Pleasant Valley Road
Request: Consider a request to approve a parking plan for Massanutten Technical Center.

LAND USE, ZONING, AND SITE CHARACTERISTICS

The Comprehensive Plan designates this area as Public / Semi-Public. This designation includes both existing and proposed public and semi-public use. They include lands owned or leased by the Commonwealth of Virginia (except for institutions of higher learning), the federal government, the City of Harrisonburg, and other governmental organizations. Examples of uses included in this category are public schools, libraries, City Hall and City administrative and support facilities.

The following land uses are located on and adjacent to the property:

Site: Massanutten Technical Center, zoned M-1
North: Fire Station #2 and Tenneco Walker, zoned M-1
East: Industrial uses, zoned M-1
South: Auto auction site, zoned M-1
West: Pleasant Valley Elementary School, zoned M-1

EVAULATION

Massanutten Technical Center (MTC) is requesting to modify their parking plan as required by Section 10-3-25 (15) of the Zoning Ordinance. This section specifies that off-street parking for schools is programmed by the applicable school authorities as necessary to meet state standards for the proposed use and then shall be reviewed and approved by Planning Commission. Essentially, each school determines the amount of parking they feel is adequate for their site and their uses.

This modification is necessary as MTC is currently seeking approval of a comprehensive site plan to add approximately 20,000 square feet of classroom space. The addition is proposed for the Health and Public Safety Building that is located on the front portion of the eastern most building, which will expand into a parking area and consume about 26 parking spaces. Presently, MTC has roughly 390 parking spaces; if their proposal is approved, they would have approximately 364 parking spaces remaining. In the opinion of W. Marshal Price, Director of MTC, the addition and the loss of the

approximate parking spaces will have minimal effect on their facility and he believes the remaining spaces will accommodate their needs.

Staff supports the requested modification.



July 21, 2009

City of Harrisonburg / Planning Commission:

I am writing this letter in connection with Massanutten Technical Center's new Health & Public Safety Building, which has been approved by the Massanutten Technical Center Executive Board for Harrisonburg City Public Schools and Rockingham County Public Schools. I have been asked to review the impact that this new building will have on existing parking. It is my opinion, that this new building will have a minimal effect on our school needs and that we will continue to have adequate parking for our students and staff. My reason for this opinion is that at no time do we have our total student body on school grounds at one time. Our first year students arrive at our school from 9:00-11:20 AM. Once they are dismissed, our second year students arrive from 12:00-2:20 PM.

Please do not hesitate to contact me at (540) 434-5961 if you have further questions.

Sincerely,

A handwritten signature in cursive script, appearing to read "W. Marshall Price".

W. Marshall Price
Director



SEARS & ROEBUCK, INC.
AN AMERICAN
SALES COMPANY
1000 EAST 10TH AVE.
DENVER, CO 80202
TELEPHONE 333-1000

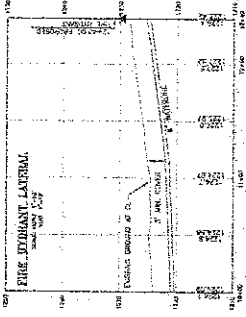


BLACKWELL
ENGINEERING
1000 EAST 10TH AVE.
DENVER, CO 80202
TELEPHONE 333-1000

MASSAULTEN TECHNICAL CENTER
CLASSROOM ADDITION
HARRISONBURG, VIRGINIA

DATE: 10/1/80
DRAWN BY: JCS
CHECKED BY: JCS
DATE: 10/1/80

SITE UTILITY
IMPROVEMENTS
SHEET 1 OF 1
SP4

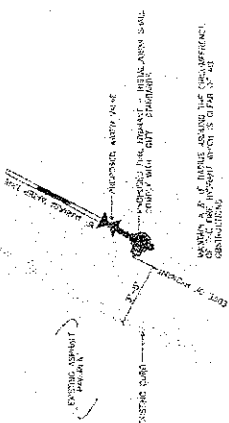


ADJ. DETAIL REFERENCES
SEE SHEET 1 OF 1
FOR ADJ. DETAIL

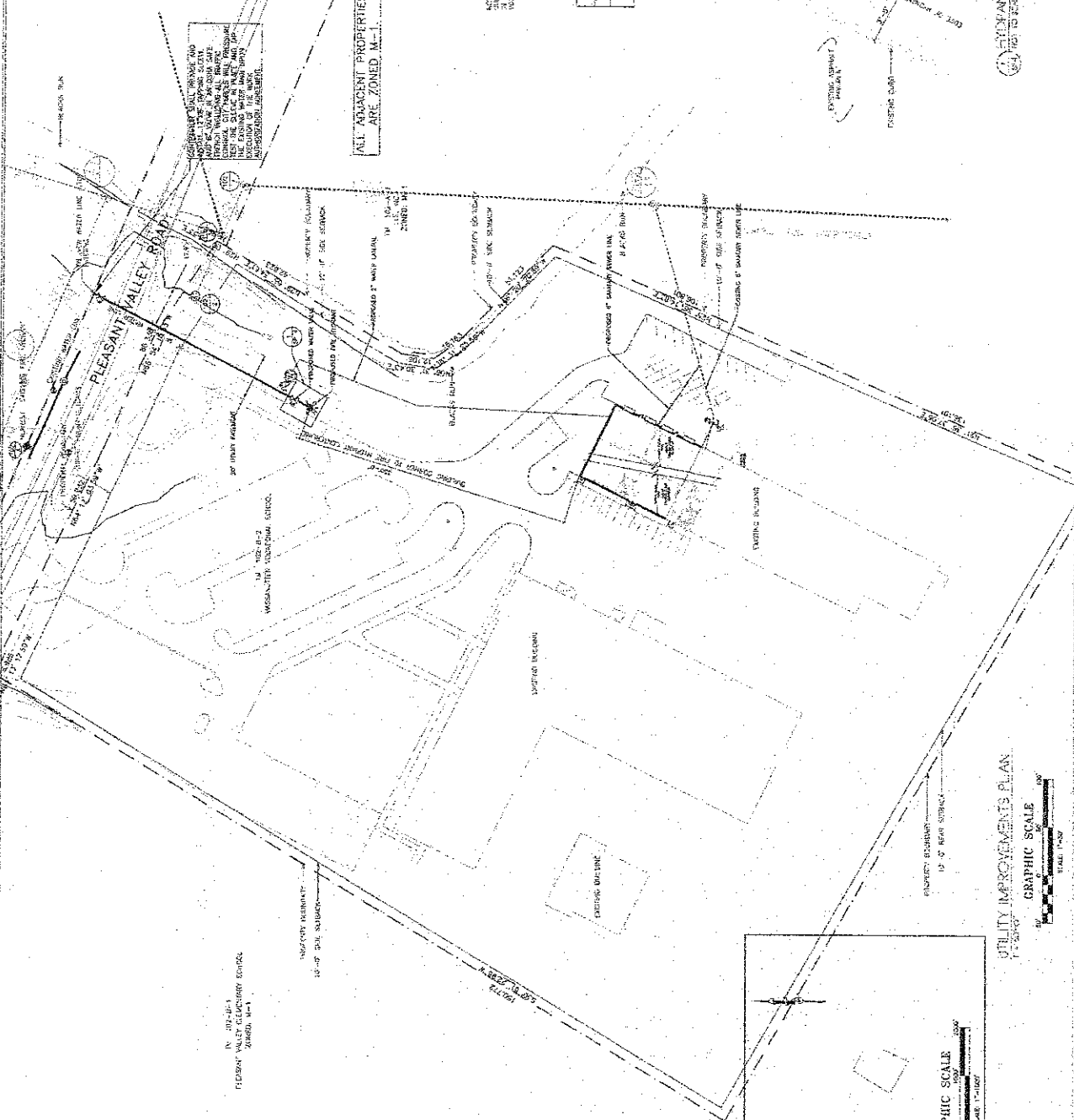


NOTE: SEE SHEET 1 OF 1 FOR ADJ. DETAIL. SEE SHEET 1 OF 1 FOR ADJ. DETAIL. SEE SHEET 1 OF 1 FOR ADJ. DETAIL.

USE	AREA (SQ. FT.)	TYPE	REMARKS
1	10,000	ASPH.	EXISTING
2	10,000	ASPH.	EXISTING
3	10,000	ASPH.	EXISTING
4	10,000	ASPH.	EXISTING
5	10,000	ASPH.	EXISTING



ELEVATION DETAIL



NEIGHBORHOOD MAP

GRAPHIC SCALE

UTILITY IMPROVEMENTS PLAN

GRAPHIC SCALE

SCALE 1"=20'

August 2009 Proactive-Zoning Report

For the month of August 2009 the proactive-zoning program targeted the **Smithland Road** section of the city. During the proactive inspections a total of **Zero violations** were found. This was the same number of violations from the first 3-year cycle and a decrease in the number of violations from the second 3-year cycle as noted in the chart below.

MONTH	SECTOR	VIOLATIONS	CORRECTED	1 st CYCLE	2 nd CYCLE
December 2008	Wyndham Woods	4	4	2	0
January 2009	Northfield	19	19	21	6
February 2009	Purcell Park	5	5	7	6
March 2009	Parkview	16	15	19	7
April 2009	Northeast	63	57	80	45
May 2009	Ind./Tech Park	0	0	0	1
June 2009	Exit 243	1	1	10	0
July 2009	Fairway Hills	0	0	1	0
August 2009	Smithland Rd.	0	0	0	4
September 2009	N. Main St.			13	4
October 2009	Liberty St.			6	4
November 2009	Westover			18	8
December 2009	Garber's Church			1	2
January 2010	Spotswood Acres			6	4
February 2010	Jefferson St.			26	22
March 2010	Forest Hills/JMU			6	1
April 2010	S. Main			1	0
May 2010	Hillandale			7	5
June 2010	Maplehurst/JMU			6	5
July 2010	Long /Norwood			12	28
August 2010	Greystone			13	10
September 2010	Greendale/SE			3	2
October 2010	Ramblewood			4	8
November 2010	Stone Spring Village/JMU			2	10
December 2010	Sunset Heights			7	29
January 2011	Reherd Acres			10	12
February 2011	RT 33 West			0	16
March 2011	Chicago Ave			16	22
April 2011	Pleasant Hill			4	13
May 2011	Avalon Woods			7	26
June 2011	Waterman Elementary			6	61
July 2011	Bluestone Hills & Valley Mall			3	33
August 2011	Keister Elementary			6	5
September 2011	500-600 S. Main			7	30
October 2011	Court Square			0	3
November 2011	Preston Heights			8	3

The proactive-zoning program for September 2009 will be directed towards the enforcement of the Zoning Ordinance in the **N. Main Street** section of the City.

